

## MINUTES

### STATE BUILDING COMMISSION MEETING

#### EXECUTIVE SUB-COMMITTEE

SEPTEMBER 30, 2008

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in the Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

#### STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Dave Goetz, Commissioner, Department of Finance and Administration  
John Morgan, Comptroller of the Treasury  
Dale Sims, State Treasurer  
Riley Darnell, Secretary of State

#### OTHERS PRESENT

Mike Fitts, State Architect  
Alan Robertson, Assistant State Architect  
Georgia Martin, State Architect's Office  
Charles Harrison, Comptroller's Office  
Dottie Hagood, Real Property Administration  
Jurgen Bailey, Real Property Administration  
Bob King, Real Property Administration  
Janie Porter, Attorney General's Office  
Genie Whitesell, Attorney General's Office  
Carl Manka, Tennessee Board of Regents  
Pat Gregory, Tennessee Board of Regents  
John Carr, Department of Finance & Administration  
Annette Crutchfield, Legislative Budget  
Russ Deaton, THEC  
Stephanie Steele, THEC  
Mark Wood, Secretary of State's Office  
Mark Cherpack, Department of Finance and Administration  
David Todd, Department of Agriculture  
John Gregory, Tennessee Wildlife Resources Agency

Jan Sylvis, Department of Finance and Administration  
Karen Hale, Comptroller's Office  
Peggy Wilson, Department of Health  
George Criss, University of Tennessee  
Alvin Payne, University of Tennessee  
Cindy Liddell, Bond Finance  
Lola Potter, Department of Finance and Administration

Commissioner Goetz called the meeting to order at 11:07 a.m. and requested action on the following matters as presented by State Architect Mike Fitts.

\* \* \* \* \*

**CONSENT AGENDA**

Approved the following real property transactions, which have been reviewed and recommended for approval by Sub-Committee staff:

- A. Agency: Tennessee Wildlife Resources Agency – Davidson County  
Transaction: Acquisition in fee
- B. Agency: Tennessee Wildlife Resources Agency – Hamilton County  
Transaction: Acquisition in exchange
- C. Agency: Department of Agriculture – Bradley County  
Transaction: Acquisition in fee
- D. Agency: University of Tennessee – Shelby County  
Transaction: Lease Agreement  
Provision: Waiver advertisement
- E. Agency: Tennessee Board of Regents – Rutherford County  
Transaction: Acquisition in fee
- F. Agency: Tennessee Board of Regents – Rutherford County  
Transaction: Acquisition in fee
- G. Agency: Tennessee Board of Regents – Rutherford County  
Transaction: Acquisition in fee
- H. Agency: Tennessee Board of Regents – Shelby County  
Transaction: Acquisition in fee
- I. Agency: Tennessee Wildlife Resources Agency – Hamilton County  
Transaction: Demolition – SBC No. 220/005-02-2008

UNIVERSITY OF TENNESSEE

OAK RIDGE NATIONAL LABORATORY, OAK RIDGE, TENNESSEE

- 1) Approved a request for a revision in funding from \$8,400,000.00 to \$9,400,000.00 (\$1,000,000.00 increase) of a project for **Joint Institute for Neutron Sciences** at Oak Ridge National Laboratory, and authorization to award a contract to Rouse Construction, in the amount of \$7,700,000.00, based on bids received August 14, 2008.

Revised Estimated Project Cost:       \$9,400,000.00  
SBC Project No.                   529/094-01-2003

**DEPARTMENT OF AGRICULTURE**

**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112.

Description: **Hamilton County – 1.38 +/- acres – Signal Mountain, TN – Trans. No. 08-08-010 (FB)**

Purpose: Disposal by easement that is 28 foot wide by 2,150 foot long across state property for ingress and egress of landlocked property.

Estimated Sale Price: \$5,000.00

Grantee: John & Margaret Trimpey

SSC Report: 09-15-08. Jurgan Bailey summarized the transaction. Charles Harrison requested that staff research the length of time that Mr. & Mrs. Trimpey has owned this property and has been using access easement. Staff referred to Subcommittee for discussion.

SC Action: 09-30-08. Jurgan Bailey presented the transaction. After discussion, Subcommittee approved the request as presented.

**TENNESSEE WILDLIFE RESOURCE AGENCY**

**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<b><u>Obion County – 540.00 +/- acres –Three Rivers WMA – Trans. No. 08-08-011 (RJ)</u></b>
Purpose:	Disposal by easement to encumber State land with a 30 year Wetland Reserve Program easement.
Estimated Easement Value:	\$931,500.00
Grantee:	Natural Resources Conservation Services (NRCS) / John Rissler
Comment:	Consideration will be 75% of the NRCS permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish easement.
SSC Report:	09-15-08. Jurgen Bailey summarized the transaction. TWRA has several requests in various counties to dispose by easement to encumber State land with a 30-year Wetland Reserve Program easement. The department wants to take advantage of receiving Federal funds which amount to 75% of the Natural Resources Conservation Services (NRCS) permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish the easement. As of October 1, 2008 the Federal Program will no longer allow States to participate in this program, and the department is eager to approve as many as possible before that date. The issue is that the department will potentially receive \$2 million for these easements, and TWRA plans to place these one-time funds into their operations or general fund that is primarily funded by licenses and other revenues. When asked whether the department would agree to use these funds for one-time capital outlay projects, TWRA restated they want to use the funds in their general fund. Staff referred to Sub-Committee for discussion.
SC Action:	09-30-08. Jurgen Bailey stated that Federal funds were no longer available for this project and requested cancellation of the request.

**TENNESSEE WILDLIFE RESOURCE AGENCY**

**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<b><u>Hardin County – 245.00 +/- acres – Chambers Creek WMA – Trans. No. 08-08-013 (RJ)</u></b>
Purpose:	Disposal by easement to encumber State land with a 30 year Wetland Reserve Program easement.
Estimated Easement Value:	\$367,500.00
Grantee:	Natural Resources Conservation Services (NRCS) / John Rissler
Comment:	Consideration will be 75% of the NRCS permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish easement.
SSC Report:	09-15-08. Jurgan Bailey summarized the transaction. TWRA has several requests in various counties to dispose by easement to encumber State land with a 30-year Wetland Reserve Program easement. The department wants to take advantage of receiving Federal funds which amount to 75% of the Natural Resources Conservation Services (NRCS) permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish the easement. As of October 1, 2008 the Federal Program will no longer allow States to participate in this program, and the department is eager to approve as many as possible before that date. The issue is that the department will potentially receive \$2 million for these easements, and TWRA plans to place these one-time funds into their operations or general fund that is primarily funded by licenses and other revenues. When asked whether the department would agree to use these funds for one-time capital outlay projects, TWRA restated they want to use the funds in their general fund. Staff referred to Sub-committee for discussion.
SC Action:	09-30-08. Jurgan Bailey stated that Federal funds were no longer available for this project and requested cancellation of the request.

**TENNESSEE WILDLIFE RESOURCE AGENCY**

**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Hardin County – 171.00 +/- acres – White Oak WMA – Trans. No. 08-08-014 (RJ)</u>
Purpose:	Disposal by easement to encumber state land with a 30 year Wetland Reserve Program easement.
Estimated Easement Value:	\$256,500.00
Grantee:	Natural Resources Conservation Services (NRCS) / John Rissler
Comment:	Consideration will be 75% of the NRCS permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish easement.
SSC Report:	09-15-08. Jurgan Bailey summarized the transaction. TWRA has several requests in various counties to dispose by easement to encumber State land with a 30-year Wetland Reserve Program easement. The department wants to take advantage of receiving Federal funds which amount to 75% of the Natural Resources Conservation Services (NRCS) permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish the easement. As of October 1, 2008 the Federal Program will no longer allow States to participate in this program, and the department is eager to approve as many as possible before that date. The issue is that the department will potentially receive \$2 million for these easements, and TWRA plans to place these one-time funds into their operations or general fund that is primarily funded by licenses and other revenues. When asked whether the department would agree to use these funds for one-time capital outlay projects, TWRA restated they want to use the funds in their general fund. Staff referred to Sub-committee for discussion.
SC Action:	09-30-08. Jurgan Bailey stated that Federal funds were no longer available for this project and requested cancellation of the request.

**TENNESSEE WILDLIFE RESOURCE AGENCY**

**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENTS and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<b><u>Henderson County – 167.80 +/- acres – Beech River WMA – Trans. No. 08-08-015 (RJ)</u></b>
Purpose:	Disposal by easement to encumber State land with a 30 year Wetland Reserve Program easement.
Estimated Easement Value:	\$239,115.00
Grantee:	Natural Resources Conservation Services (NRCS) / John Rissler
Comment:	Consideration will be 75% of the NRCS permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish easement.
SSC Report:	09-15-08. Jurgan Bailey summarized the transaction. TWRA has several requests in various counties to dispose by easement to encumber State land with a 30-year Wetland Reserve Program easement. The department wants to take advantage of receiving Federal funds which amount to 75% of the Natural Resources Conservation Services (NRCS) permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish the easement. As of October 1, 2008 the Federal Program will no longer allow States to participate in this program, and the department is eager to approve as many as possible before that date. The issue is that the department will potentially receive \$2 million for these easements, and TWRA plans to place these one-time funds into their operations or general fund that is primarily funded by licenses and other revenues. When asked whether the department would agree to use these funds for one-time capital outlay projects, TWRA restated they want to use the funds in their general fund. Staff referred to Sub-committee for discussion.
SC Action:	09-30-08. Jurgan Bailey stated that Federal funds were no longer available for this project and requested cancellation of the request.



**TENNESSEE WILDLIFE RESOURCE AGENCY**

**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<b><u>Gibson County – 20.0 +/- acres – Horns Bluff WMA – Trans. No. 08-08-016 (RJ)</u></b>
Purpose:	Disposal by easement to encumber State land with a 30 year Wetland Reserve Program easement.
Estimated Easement Value:	\$33,000.00
Grantee:	Natural Resources Conservation Services (NRCS) / John Rissler
Comment:	Consideration will be 75% of the NRCS permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish easement.
SSC Report:	09-15-08. Jurgan Bailey summarized the transaction. TWRA has several requests in various counties to dispose by easement to encumber State land with a 30-year Wetland Reserve Program easement. The department wants to take advantage of receiving Federal funds which amount to 75% of the Natural Resources Conservation Services (NRCS) permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish the easement. As of October 1, 2008 the Federal Program will no longer allow States to participate in this program, and the department is eager to approve as many as possible before that date. The issue is that the department will potentially receive \$2 million for these easements, and TWRA plans to place these one-time funds into their operations or general fund that is primarily funded by licenses and other revenues. When asked whether the department would agree to use these funds for one-time capital outlay projects, TWRA restated they want to use the funds in their general fund. Staff referred to Sub-committee for discussion.
SC Action:	09-30-08. Jurgan Bailey stated that Federal funds were no longer available for this project and requested cancellation of the request.

**TENNESSEE WILDLIFE RESOURCE AGENCY**

**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENTS and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<b><u>Gibson County – 143.9 +/- acres – Maness Swamp WMA – Trans. No. 08-08-017 (RJ)</u></b>
Purpose:	Disposal by easement to encumber State land with a 30 year Wetland Reserve Program easement.
Estimated Easement Value:	\$237,435.00
Grantee:	Natural Resources Conservation Services (NRCS) / John Rissler
Comment:	Consideration will be 75% of the NRCS permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish easement.
SSC Report:	09-15-08. Jurgan Bailey summarized the transaction. TWRA has several requests in various counties to dispose by easement to encumber State land with a 30-year Wetland Reserve Program easement. The department wants to take advantage of receiving Federal funds which amount to 75% of the Natural Resources Conservation Services (NRCS) permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish the easement. As of October 1, 2008 the Federal Program will no longer allow States to participate in this program, and the department is eager to approve as many as possible before that date. The issue is that the department will potentially receive \$2 million for these easements, and TWRA plans to place these one-time funds into their operations or general fund that is primarily funded by licenses and other revenues. When asked whether the department would agree to use these funds for one-time capital outlay projects, TWRA restated they want to use the funds in their general fund. Staff referred to Sub-committee for discussion.
SC Action:	09-30-08. Jurgan Bailey stated that Federal funds were no longer available for this project and requested cancellation of the request.

**TENNESSEE WILDLIFE RESOURCE AGENCY**

**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Greene County – 56.9 +/- acres – Lick Creek WMA – Trans. No. 08-08-018 (RJ)</u>
Purpose:	Disposal by easement to encumber State land with a 30 year Wetland Reserve Program easement.
Estimated Easement Value:	\$174,967.50
Grantee:	Natural Resources Conservation Services (NRCS) / John Rissler
Comment:	Consideration will be 75% of the NRCS permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish easement.
SSC Report:	09-15-08. Jurgan Bailey summarized the transaction. TWRA has several requests in various counties to dispose by easement to encumber State land with a 30-year Wetland Reserve Program easement. The department wants to take advantage of receiving Federal funds which amount to 75% of the Natural Resources Conservation Services (NRCS) permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish the easement. As of October 1, 2008 the Federal Program will no longer allow States to participate in this program, and the department is eager to approve as many as possible before that date. The issue is that the department will potentially receive \$2 million for these easements, and TWRA plans to place these one-time funds into their operations or general fund that is primarily funded by licenses and other revenues. When asked whether the department would agree to use these funds for one-time capital outlay projects, TWRA restated they want to use the funds in their general fund. Staff referred to Sub-committee for discussion.
SC Action:	09-30-08. Jurgan Bailey stated that Federal funds were no longer available for this project and requested cancellation of the request.

**TENNESSEE WILDLIFE RESOURCE AGENCY**

**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<b><u>Obion County – 79.2 +/- acres – Reelfoot WMA – Trans. No. 08-08-019 (RJ)</u></b>
Purpose:	Disposal by easement to encumber State land with a 30 year Wetland Reserve Program easement.
Estimated Easement Value:	\$136,620.00
Grantee:	Natural Resources Conservation Services (NRCS) / John Rissler
Comment:	Consideration will be 75% of the NRCS permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish easement.
SSC Report:	09-15-08. Jurgan Bailey summarized the transaction. TWRA has several requests in various counties to dispose by easement to encumber State land with a 30-year Wetland Reserve Program easement. The department wants to take advantage of receiving Federal funds which amount to 75% of the Natural Resources Conservation Services (NRCS) permanent easement value, 75% of the Wetland restoration cost and 100% of all legal costs to establish the easement. As of October 1, 2008 the Federal Program will no longer allow States to participate in this program, and the department is eager to approve as many as possible before that date. The issue is that the department will potentially receive \$2 million for these easements, and TWRA plans to place these one-time funds into their operations or general fund that is primarily funded by licenses and other revenues. When asked whether the department would agree to use these funds for one-time capital outlay projects, TWRA restated they want to use the funds in their general fund. Staff referred to Sub-committee for discussion.
SC Action:	09-30-08. Jurgan Bailey stated that Federal funds were no longer available for this project and requested cancellation of the request.

**DEPARTMENT OF HEALTH**

**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL in FEE interest in real property as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Davidson County – 3 +/- acres – R.S. Gass &amp; Hart Lane, Nashville, TN – Trans. No. 08-09-001 (BW)</u>
Purpose:	Disposal of surplus property being used as a dumping site.
Date Acquired:	4-15-1941
Estimated Sale Price:	Fair Market Value
Grantee:	Highest Bidder
SSC Report:	09-15-08. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.
SC Action:	09-30-08. Jurgen Bailey presented the transaction. He stated that they would contact Mental Retardation Services to see if they are interested in putting a group home on the property. Treasurer Sims stated that this was a disposal to avoid maintenance, and that the property had no development potential. After discussion, the Subcommittee approved the request as presented.

**DEPARTMENT OF FINANCE AND ADMINISTRATION**

**SPECIAL ITEM:**

Review of a request for APPROVAL to REVISE the REAL ESTATE MANAGEMENT FEE STRUCTURE. (The maximum fee for a land transaction will be reduced from \$50,000 to \$10,000.00).

**FEE STRUCTURE**

**Real Estate Management  
Finance and Administration  
Effective July 1, 2008**

**Acquisitions & Disposals**

\$0 - \$10,000	Minimum Charge	\$ 500
\$10,000 - \$199,999.99	5% of Transaction Amount	
\$200,000 – or Greater	Maximum	\$10,000

Transactions that will require payment of a fee are acquisitions and disposals in Fee Simple, Easements, Land Leases and some Licenses. All fees will be payable at closing or at the execution of the instrument, except leases which will be collected as each annual payment becomes due.

Transfers of Jurisdictions, Inter-Agency Agreements, Right of Entry will be processed at no cost, unless federal program requirements conflict with that policy.

The Fee on an exchange of property will be based on the value of the property to be exchanged, or the higher of the values, if different. The fee on gift property to the State will be based on the minimum charge of \$500.

Where disposal of state property are anticipated with outside parties requesting the disposal, the payment of an estimated fee or estimated cost of any required appraisal, whichever is greater, will be collected at the beginning of the transaction to insure follow-through.

The Executive Sub Committee shall receive annual recommendations from the Commissioner of Finance and Administration regarding situations where waiving the fee seems appropriate. The Executive Sub-Committee will then determine which fees could be waived.

Because of the public policy or interest served, fees may be waived when:

1. The transaction results from action by the Legislature and no funds have been appropriated to cover costs associated with the transaction.
2. The transaction was initiated by an outside party to primarily benefit the State and the agency have no revenues other than appropriations.

3. A prior agreement states that consideration or costs will be waived.
4. Those transactions initiated by and benefiting a governmental entity or nonprofit group who is paying the fair market value, if any, and all out of pocket costs associated with the transaction, and payment of the fee would not be in the interest of the program.
5. When transactions are acquired with bond funding.

SSC Report: 09-15-08. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 09-30-08. Jurgen Bailey presented the transaction and stated that this request would reduce the maximum payment. After discussion, Subcommittee approved the request as presented.

**STATE BUILDING COMMISSION**

**MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING**

- 1) Approved the Minutes of the Executive Subcommittee meeting held on August 25, 2008.

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There being no further action, the meeting adjourned at 11:17 a.m.



## **CONSENT AGENDA ITEMS**

A.

### **TENNESSEE WILDLIFE RESOURCE AGENCY**

#### **LAND ITEM**

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Davidson County – 87.45 +/- acres – Union Hill Road, Nashville, TN – Trans. No. 08-08-006 (RJ)</u>
Purpose:	Acquisition in fee to provide habitat for outdoor wildlife recreation and to be used for outdoor classroom for hunting & wildlife viewing.
Source of Funding:	TWRA License Dollars
Estimated Cost:	Gift
Owner(s):	Mildred & George Huffman
SSC Report:	09-15-08. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	09-30-08. Subcommittee approved the request as presented.

B.

TENNESSEE WILDLIFE RESOURCE AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and APPROVAL of the following DISPOSAL required interest in the following real property, not to exceed the appraised value for the property being acquired by TCA 4-15-102 & 12-2-112.:

Description:	<u>Hamilton County – 0.5 +/- acres (by gift in Easement ROW gift exchange) &amp; (disposal by easement ROW gift exchange) in Soddy Daisy City, TN – Trans. No. 08-08-007 (RJ)</u>
Purpose:	Private party has requested an exchange of the deeded right of way that crosses property he wants to develop.
Source of Funding:	Private developer
Estimated Cost:	Gift
Owner(s):	George Luttrell c/o David Mathews
Comment:	Exchange will not change use
SSC Report:	09-15-08. Jurgen Bailey summarized the transaction. John Gregory asked that an appraisal to be done on this transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	09-30-08. Subcommittee approved the request as presented.

C.

DEPARTMENT OF AGRICULTURE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Bradley County – 4.5 +/- acres – 651 Mountain Road, McDonald, TN – Trans. No. 08-08-005 (FB)</u>
Purpose:	Acquisition in fee to purchase of work center that has been previously been leased.
Source of Funding:	Agriculture
Estimated Cost:	\$30,500
Owner(s):	Hiwassee Land Holding, LLC / Bill Bartle
SSC Report:	09-15-08. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	09-30-08. Subcommittee approved the request as presented.

D.

UNIVERSITY OF TENNESSEE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Shelby County – 6005 Park Avenue, Suite 501B, Memphis, TN – Trans. No. 08-09-902

Purpose: To provide office space for academic & administrative offices.

Term: October 1, 2008 thru September 30, 2013 (5 yrs) (option to renew for 5 yrs)

Proposed Amount: 3,108 Square Feet  
Annual Contract Rent Incl. Utility &  
Janitorial Cost: \$57,498.00 @\$18.50/sf  
Total Annual Effective Cost: \$57,498.00 @\$18.50/sf

Current Amount: None

Type: New Lease – Waiver advertisement

FRF Rate: \$18.00

Purchase Option: No – Hospital

Lessor: Saint Francis Hospital

Comment: The proposed lease has 90 - day cancellation. Lessor is to furnish utilities & janitorial services.

SSC Report: 09-15-08. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 09-30-08. Subcommittee approved the request as presented.

E.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Rutherford County – 2431 - 2437 Middle Tenn. Blvd., Murfreesboro, TN – Trans. No. 08-04-010 (BW)

Purpose: Acquisition in fee to purchase & lease the house until needed for future campus expansion. Property in the University Master Plan.

Source of Funding: 2007-2008 Auxiliary Plant Funds

Appraised Value: \$310,000.00

Owner(s): J. C. Hankins

SSC Report: 05-12-08. Charles Garrett summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 05-27-08. Subcommittee approved the transaction as presented.

**TBOR requesting the funding source be changed to G. O. Bonds. This is part of the 62 properties approved 5-27-08**

SSC Report: 09-15-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 09-30-08. Subcommittee approved the request as presented.

F.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Rutherford County – 2411 - 2417 Middle Tenn. Blvd., Murfreesboro, TN – Trans. No. 08-04-011 (BW)

Purpose: Acquisition in fee to purchase & lease the house until needed for future campus expansion. Property in the University Master Plan.

Source of Funding: 2007-2008 Auxiliary Plant Funds

Appraised Value: \$250,000.00

Owner(s): J. C. Hankins

SSC Report: 05-12-08. Charles Garrett summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 05-27-08. Subcommittee approved the transaction as presented.

**TBOR requesting the funding source be changed to G. O. Bonds. This is part of the 62 properties approved 5-27-08**

SSC Report: 09-15-08. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 09-30-08. Subcommittee approved the request as presented.

G.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Rutherford County – 1805 Ragland Avenue, Murfreesboro, TN – Trans. No. 08-08-001 (BW)</u>
Purpose:	Acquisition in fee. This is part of the 62 properties approved on 6-26-08. Property is in the MTSU Master Plan.
Source of Funding:	G. O. Bonds
Appraised Value:	\$113,000.00
Owner(s):	MTSU Foundation
SSC Report:	09-15-08. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	09-30-08. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, APPROVAL to DEMOLISH IMPROVEMENTS required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Shelby County – 678 Beale Street, Memphis, TN – Trans. No. 08-08-004 (BW)</u>
Purpose:	Acquisition in fee for student and faculty parking on the Union Campus of Southwest Tennessee Community College.
Source of Funding:	Campus Plant Funds
Estimated Cost:	\$925,000.00
Owner(s):	HPTC, LLC
SSC Report:	09-15-08. Jurgen Bailey summarized the transaction. Jerry Preston is checking to see if this building is on the Historical Registration. Staff referred to Sub-committee for consent agenda.
SC Action:	09-30-08. Subcommittee approved the request as presented.



TENNESSEE WILDLIFE RESOURCES AGENCY

REGION III – NORTH CHICKAMAUGA CREEK, HAMILTON COUNTY, TENNESSEE

- 1) Approved a project for **Facility Demolition - Vandergriff Unit** located at the North Chickamauga Creek Wildlife Management Area, Hixson, Tennessee, as reviewed by the Tennessee Historical Commission.

Estimated Project Cost:       \$0.00  
*SBC Project No.               220/005-02-2008*

Approved by: \_\_\_\_\_

M.D. Goetz, Jr., Commissioner  
Department of Finance and Administration